

PLANNING COMMISSION MINUTES
APRIL 4, 1995

Present: Vice-Chairman Elaine McKay, Don Milligan, Mark Green, Dean Jolley, Dick Dresher; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Blaine Gehring Planning Director; Connie Feil, Recording Secretary

Absent: Chairman Mike Holmes, Ken Cutler and Lois Williams

The minutes for March 21, 1995 were modified with the following:

Page 3 paragraph 1: Mr. Dresher suggested to let Mr. Gehring use his own discretion ~~for fencing~~ regarding approval of the fencing and landscaping variances shown on the plans.

Page 3 item 3: Install a separate sewer line to each building. Cost of a sewer connection is \$600.00 per unit for a total of \$2,400.00 if the existing connection can be used for the duplex on 100 West Street.

Page 3 item 5 Parking and access driveways to be designed with a minimum 2 1/2" of asphalt on 6" base ~~or~~ with concrete curb and gutter perimeter.

Dick Dresher made a motion for approval of the minutes for March 21, 1995 as amended; seconded by Mark Green; unanimously approved.

Subdivisions

Consider Final Subdivision Approval of Franklin Farms Subdivision Phase 2 at 2400 South 150 West.

Ronald L. Marshall, developer of the subdivision, was present. Blaine Gehring explained that this is the second phase of the Franklin Farms Subdivision containing 13 lots. The map indicates that there are 14 lots but three of these lots, #307, #308 and #309, have been changed into only two. The numbering of these lots has also been changed beginning with #201 and ending with #213. The gravel turn-around will be at the end of #209 and #213.

Dick Dresher made a motion to recommend final approval of Franklin Farms Subdivision Phase 2, at 2400 South 150 West subject to the recommendations of staff; seconded by Barbara Holt. Mark Green abstained from voting, remaining unanimously approved.

Consider Final Subdivision Approval for Two Lot Subdivision at 1205 South Orchard Drive, J. Quintin Adair, owner.

J. Quintin Adair, owner, was present. Blaine Gehring explained that Mr. Adair came to the Planning Commission about 2 months ago for a Conditional Use Permit for a flag lot. The final subdivision plat has now been completed. Jack Balling mentioned if this is approved it will go

before the City Council next week. After approval the plat can be recorded and Mr. Adair can start to build.

Dick Drescher mentioned that Mike Holmes had some concerns on regarding the easement on the flag area common driveway. Does this plat show any easements or does there need to be any? Jack Balling explained that there will be an easement provided and recorded on the plat.

Mark Green made a motion for Final Subdivision Approval for Two Lot Subdivision at 1205 South Orchard Drive subject to recommendations from staff; seconded by Don Milligan and unanimously approved.

Meeting adjourned at 7:20 PM